



February 17, 2016

Harry Kallipolitis
Ohio Environmental Protection Agency, Division of Surface Water
50 West Town Street, Suite 700
Columbus, Ohio 43216

**RE: Seven Hills PUD
Section 401 Individual Permit Application
Seven Hills, Cuyahoga County, Ohio**

Dear Mr. Kallipolitis,

Please find the enclosed Section 401 Water Quality Certification Application for the proposed 31.33-acre **Seven Hills PUD** Project.

LSB Seven Hills, LLC (Applicant) is proposing to construct a mixed use development (Project) on a 31.33-acre parcel located south of Rockside Road and east of Crossview Road in the City of Seven Hills, Cuyahoga County, Ohio (41.39912,-81.66625) and within the Cuyahoga River Watershed (HUC 04110002).

The purpose of the Project is to construct a mixed use development which would provide commercial frontage along Rockside Road and multi-family housing within the central and southern portions of the Project area. The Project area has been designated by the City of Seven Hills in their City Master Plan as being a focus area for commercial and residential development to provide amenities which currently exist in short supply or do not exist at all within the City proper. This Project area has the only remaining frontage along Rockside Road within the City of Seven Hills available for commercial development. This Project will include restaurants, banks, and other retail establishments along Rockside Road, with enough area to the south to provide new multi-family flats and townhomes. This will help increase revenue generated within the City and increase the diversity of home types within the City of Seven Hills, attracting new residents to the community. The Applicant is requesting approval of the Minimal Degradation Design.

An approved jurisdictional determination has been provided by USACE and Ed Wilk has completed the ORAM and HHEI score verification. In addition, the Applicant has filed an Individual 404 Application with the USACE and a Level 1 Isolated Permit Application for the Project. Should you have any questions regarding the above information, please feel free to contact me at (440) 394-0419.

Respectfully,

A handwritten signature in black ink that reads "Jessica Miller".

Jessica Miller
Project Manager
Natural Resources Group

cc: Jeff Graef, LSB Seven Hills, LLC
Ed Wilk, OEPA
Enclosures: 401 Water Quality Certification Application



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